



carr. de muntaner 3

BARCELONA

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ZONE DESCRIPTION

Premises in unbeatable area, Muntaner street, one of the most important avenues of Barcelona, located in the Eixample district. The premises are located in a central and well connected area of the city, right next to the Ronda Sant Antoni. It is a commercial and residential area, with a wide variety of stores, restaurants, cafes and services nearby.

Premises with a total of 125 m², distributed in a ground floor at street level of 71 m² and a mezzanine (not commercial) of 54 m², with a capacity for 22 people.

It has smoke vent and a terrace with a capacity of 2 tables (4 people).

Very well connected by public transport:



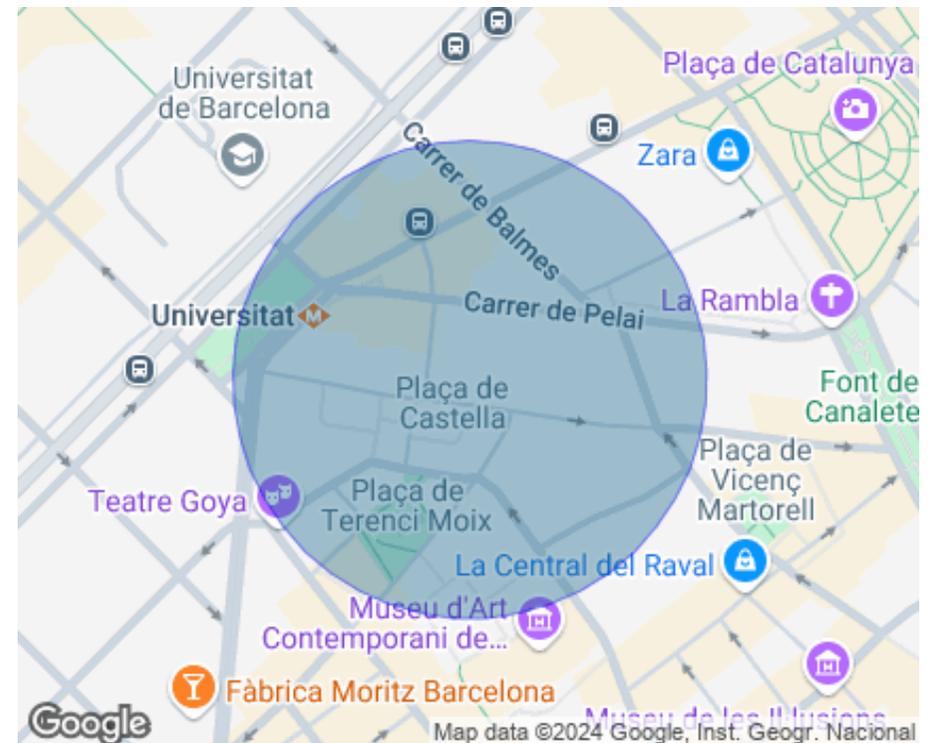
PROPERTY DESCRIPTION

| CURRENT TENANT | NO TENANT |
|----------------|--------------------------|
| STORE | SURFACE m ² |
| Ground floor | 71 m ² |
| Other surfaces | 54 m ² |
| TOTAL | 125 m² |



ECONOMICS INFORMATION

| | |
|-------------------|---|
| Asking price | € 1,600 + taxes |
| Professional Fees | 15% of the annual rent or the average of the escalation + taxes |



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